

BOSTON REDEVELOPMENT AUTHORITY

FIRST AMENDMENT TO THE REPORT AND DECISION ON APPLICATION
FOR APPROVAL OF A PROJECT UNDER CHAPTER 121A OF
THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS
AND CHAPTER 652 OF THE ACTS OF 1960 AND
FOR CONSENT TO THE FORMATION OF A LIMITED PARTNERSHIP
TO BE ORGANIZED UNDER THE PROVISIONS OF
SAID CHAPTER 121A

The document entitled "Report and Decision on Application for Approval of a Project under Chapter 121A of the General Laws of Massachusetts and Chapter 652 of the Acts of 1960 and for Consent to the Formation of a Limited Partnership to be Organized under the Provisions of said Chapter 121A", approved and adopted by the Authority on December 19, 1974 is amended as follows:

1. The second sentence of the second paragraph of Section B is deleted and replaced by the following sentence:

The remaining area will contain one hundred ninety-three (193) dwelling units consisting of forty four (44) studios, one hundred twenty-one (121) one bedroom units, and twenty-one (21) two bedroom units.

2. The third paragraph of Section B is deleted and replaced by the following paragraph:

Appurtenant facilities will include parking for 19 cars, a South End Community Facilities Room, two (2) lounges, two (2) meeting rooms, a community kitchen, a recreation room, and a laundry.

3. Section E is hereby deleted and replaced by the following paragraph:

E. Cost of Project. The cost of the Project has been estimated and the Project appears feasible. The cost of the Project will be approximately five million, four hundred and sixty seven thousand (\$5,467,000) dollars. The cost will be financed in part by a Massachusetts Housing Finance Agency mortgage loan in an amount not greater than ninety (90) percent of the Project cost, or approximately four million nine hundred and twenty thousand (\$4,920,000) dollars.

The construction cost will be approximately three million seven hundred and fifty thousand (\$3,750,000) dollars. The mortgage loan will be financed through the use of funds available under Section 8 of the National Housing Act, as amended. The balance of the cost is to be provided by the limited partnership. The proposed general partners will advance all working capital required prior to construction up to the amount of the capital contributions of the limited partners. The Authority believes that the Redeveloper is well able financially to carry out the Project. The Authority requires as part of its approval that prior to completion of the construction of the Project that Saint James Company not dispose of its interest in the Project without first obtaining prior written approval from the Authority.

4. Item (b) Under Dimensional Requirements in Section J is hereby deleted and replaced in its entirety by the following sentence:

Relief from Open Space per dwelling unit, Article 13, Section 13-1 Table B, and Article 17, Section 17-1.
150 square ft./apt. required = 28,950 sq. ft.; proposed
= 16,000 = 83 sq. ft./apt. (in addition there is 20,000 sq. ft. of interior tenant community space available for year round use).

5. Item (f) and Dimensional Requirements in Section J is hereby deleted and replaced in its entirety by the following sentence:

Relief from off street Parking Provisions of Article 23.
Required spaces $= .6 \times 193 = 115$ spaces for residential use. Actual spaces provided = 19.

June 16, 1976

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY

FROM: ROBERT T. KENNEY, DIRECTOR

SUBJECT: AMENDMENT OF ST. JAMES COMPANY 121A REPORT AND DECISION

On December 19, 1974, the Authority voted to approve the Application of the St. James Company for Authorization and Approval of a Chapter 121A Project. Such vote, along with the accompanying Report and Decision, was subsequently approved by the Mayor on December 26, 1974 and filed with the City Clerk on December 27, 1974.

Rehabilitation of the project building has since proceeded according to the plan and the schedule approved by the Authority in that decision. On May 28, 1976, the general partners of St. James Company applied to the Authority for leave to make changes to the design of the project building which they considered to be not of a fundamental nature.

The specific changes requested are as follows:

1. Increase the number of units from 182 to 193 units by adding two 2 bedroom units and two 1 bedroom units and seven studios.
2. Provision of the following amenities: a South End Community Facilities room, two lounges, two meeting rooms, a community kitchen, a recreation room and a laundry.
3. An increase of the Construction Cost from \$3,300,000 to \$3,750,000.
4. Use of the federal Section 8 Program for financing rather than purely MHFA financing as originally proposed.
5. A change, necessitated by the increase in the number of units, of the calculation of the amount of open space required by Sections 13-1 and 17-1 of the Boston Zoning Code. Permission was granted to deviate from these Sections.

The Applicants have consulted with MHFA regarding these changes and obtained from MHFA approval of all of them except the increase in financial return from 6% to 8%.

The Chief General Counsel has reviewed this request. He is of the opinion that this is not a fundamental change and does not require a public hearing prior to Authority action.

To permit the development to obtain financing and continue towards completion, it is recommended that the Authority approve the attached Amendment to the Report and Decision which grants all the changes requested except the request for an increase in the financial return permitted.

Appropriate Votes follow:

VOTED: That the Document presented at this meeting, entitled "FIRST AMENDMENT TO THE REPORT AND DECISION ON APPLICATION FOR APPROVAL OF A PROJECT UNDER CHAPTER 121A OF THE GENERAL LAWS OF THE COMMONWEALTH OF MASSACHUSETTS AND CHAPTER 652 OF THE ACTS OF 1960 AND FOR CONSENT TO THE FORMATION OF A LIMITED PARTNERSHIP TO BE ORGANIZED UNDER THE PROVISIONS OF SAID CHAPTER 121A" is hereby approved and adopted.

FURTHER VOTED: That the changes permitted by the prior vote at this meeting are hereby found not to be fundamental and not to require a public hearing.